



1822 Wootton Way, WOOTTON, NSW 2423

118-Acre Lifestyle Property with Off-Grid Weekender

47.75 hectares, 118.00 acres

Spanning approximately 118 acres, this property presents a mix of cleared pastureland and natural bush. With several dams and a seasonal creek line, it provides a tranquil and versatile setting for those pursuing a rural lifestyle with room to grow.

A tidy weekender provides comfortable accommodation while you build, complete with a kitchenette, bathroom, and mezzanine bedroom. Fully off-grid, it's powered by a 9.6kW solar & battery system.

The property also features a Canadian-imported cedar log home, with the frame and roof completed and major inclusions supplied to finish the build (list available on request). Thoughtfully positioned, the home site enjoys expansive views across the rolling landscape and large dam.

Ideal for horses or cattle, the property is well-equipped with infrastructure to support a variety of rural interests. Fenced into four internal paddocks, allowing for easy rotation and management of stock, and includes an open arena and round yard ideal for training

TYPE: For Sale

INTERNET ID: L39735580

SALE DETAILS

Guiding \$1,100,000

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
02 6558 1507

Rikki-Lee Day
0427658146

or exercising horses. Practical livestock facilities such as a cattle crush and yarding system make the property equally functional for small-scale grazing or breeding. With plenty of space to expand or adapt to your needs, it's a versatile setup that will appeal to hobby farmers and equine enthusiasts alike.

Water is a standout feature, with nine dams scattered across the property - ensuring a reliable water supply for livestock and irrigation. The large main dam, complete with jetty and floating sauna, also creates a beautiful recreational space to relax and enjoy the surrounds. Additional infrastructure includes 50,000 litres of rainwater storage, machinery shedding for vehicles and equipment, and open-bay storage for hay, implements, or feed.

Wootton is conveniently located an easy 30 minutes (26km) to Bulahdelah, 1 hour (67km) to Taree and 45 minutes (38km) to the beautiful beaches of Seal Rocks. Sydney approx 3hrs (265km).

Offering versatility and rural charm, this property is perfectly suited as a private weekender, hobby farm, or the foundation for your forever home.

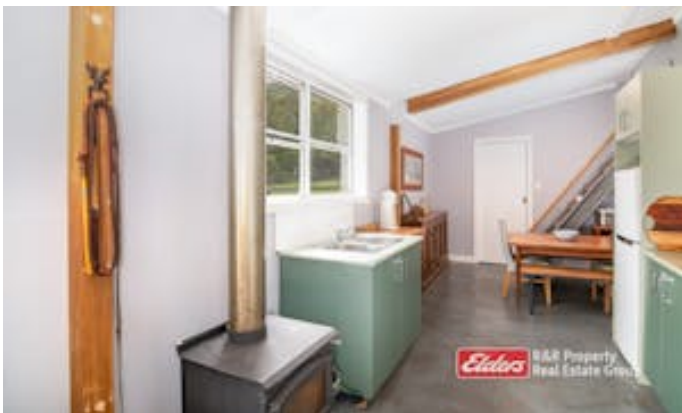
Inspections by private appointment - Contact Rikki-Lee Day on 0427 658 146.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 47.752906 hectares
- Building Area: 87.00 square metres
- Bedrooms: 1
- Bathrooms: 1

HOMESTEAD

Bedrooms	1
Bathrooms	1
House Area	87.00 square metres









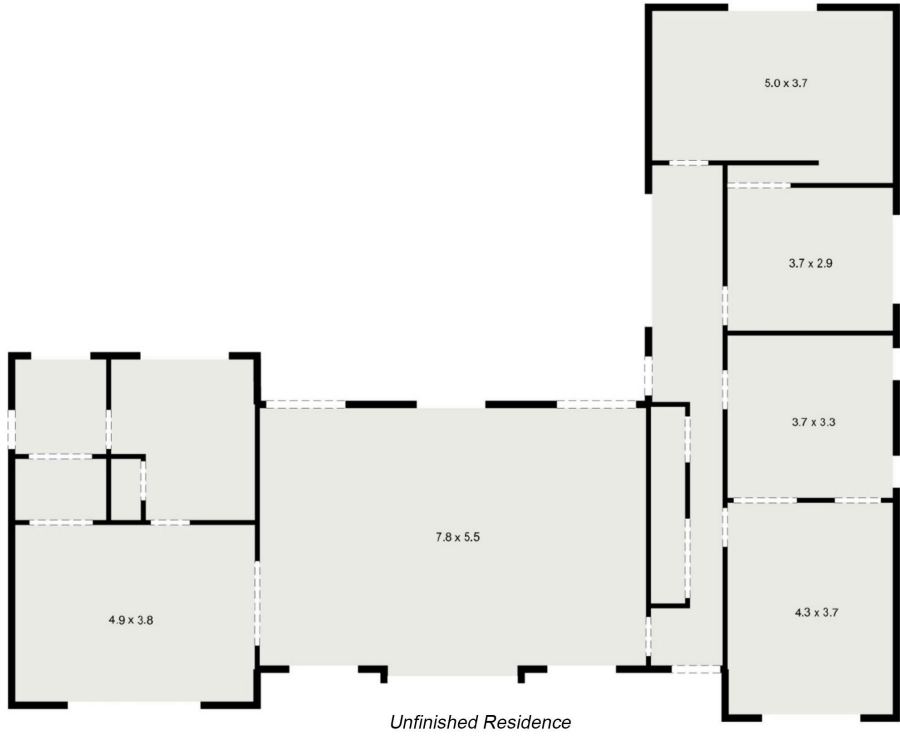


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Internal Floor Area: 87m²
Land Area: 118 ac



Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.



1822 Wootton Way, Wootton, NSW, 2423

Internal Floor Area: 140m²
Land Area: 118 ac

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R&R Property Real Estate Group

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